



Ridgewater

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**4 Bedroom Terraced House for Sale in Branscombe Close,
Torquay**

£340,000

DESCRIPTION

A deceptively spacious family home in a sought-after residential location and with stunning far-reaching sea views from the rear over Lyme Bay. Approached from the road, a driveway provides parking comfortably for two vehicles and a block pathway continues to the front door. Once inside, the entrance hall leads to the ground floor accommodation which comprises a sitting room with far reaching sea views and sliding door opening into the conservatory which again enjoys the sea views, kitchen, a lobby with access to the rear garden and bedroom four with a shower room WC. On the first floor is a landing leading to three bedrooms, bedroom one with balcony to enjoy the sea views and the rear facing bedrooms enjoying sea views over Lyme Bay. There is also a bathroom and separate WC. To the rear of the property is a tiered garden arranged with patio/seating areas, planting/shrub beds and again enjoying the sea views.

Situated in the sought-after Babbacombe area which offers a range of local amenities including day-to-day shops and convenience stores, the nearby Babbacombe downs of further public houses/restaurants and access to Babbacombe Beach and Oddicombe Beach with the Babbacombe Cliff Railway.

UPVC obscure glazed door to

ENTRANCE HALL – 3.86m x 1.22m (12'8" x 4'0")

Textured ceiling with pendant light point, uPVC double glazed window to front aspect, radiator, tiled flooring, multi-paned door to lobby with radiator and uPVC door leading to the rear garden. Doors to

SITTING ROOM – 4.24m x 4.22m (13'11" x 13'10")

Textured ceiling with pendant light point, radiators with thermostat control, uPVC double glazed windows and sliding door to conservatory with stunning far-reaching views across Lyme Bay, stairs with handrail to first floor. Door to

KITCHEN – 3.58m x 2.44m (11'9" x 8'0")

Textured ceiling with strip light, double glazed window, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl and sink and drainer with mixer tap over, tiled

surrounds, space for gas cooker with extractor over, matching eyelevel cabinets, space for upright fridge freezer, space and plumbing for washing machine.

CONSERVATORY – 4.14m x 2.03m (13'7" x 6'8")

Polycarbonate roof with uPVC Windows to rear and side with stunning far-reaching sea views across Lyme Bay, uPVC double door leading to the rear garden.

BEDROOM FOUR – 3.23m x 2.39m (10'7" x 7'10")

Coved and textured ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, consumer unit, cupboard housing the boiler. Door to

SHOWER ROOM/WC – 2.39m x 2.36m (7'10" x 7'9")

Textured ceiling with light point, extractor fan, comprising tiled shower area with electric shower, pedestal wash hand basin, close coupled WC, radiator with thermostat control, tiled floor.

FIRST FLOOR LANDING

Textured ceiling with pendant light point, smoke detector, hatch to loft space, linen cupboard with radiator and slatted shelving. Doors to

BEDROOM ONE – 3.89m x 3.61m (12'9" x 11'10")

Ceiling with pendant light point, radiator with thermostat control, TV connection point, uPVC double glazed window with sea views and overlooking the balcony.

BEDROOM TWO – 4.24m x 3.23m (13'11" x 10'7")

Textured ceiling with pendant light point, uPVC double glazed window to rear aspect with stunning far-reaching sea views across Lyme Bay, radiator with thermostat control, TV connection point.

BEDROOM THREE – 4.24m x 1.8m (13'11" x 5'11")

Textured ceiling with pendant light point, uPVC double glazed window to rear aspect with far-reaching sea views, radiator with thermostat control, TV connection point.

BATHROOM – 1.91m x 1.45m (6'3" x 4'9")

Textured ceiling with light point, uPVC obscure glazed window. Comprising panelled bath with shower over, pedestal wash hand basin, radiator with thermostat control.

SEPARATE WC – 1.45m x 0.71m (4'9" x 2'4")

Textured ceiling light point, uPVC glazed window. Comprising close coupled WC, tiled walls.

OUTSIDE

FRONT

At the front of the property is a block paid driveway providing off-road parking comfortably for two vehicles and continuing to the front door.

REAR

At the rear of the property and accessed from the conservatory or the lobby is a tiered garden with a patio area well placed to enjoy the far reaching sea views, the remainder of the garden is arranged over several tiers with planting/shrub beds, further patios, a timber garden shed and enclosed by timber fence.

Material Information

Surface water – Yearly chance of flooding – LOW

Flood Risk – Rivers and the sea – Yearly chance of flooding – VERY LOW

Groundwater – Flooding from groundwater is unlikely in this area.

Reservoirs – Flooding from reservoirs is unlikely in this area.

Broadband – Standard, Superfast, and Ultrafast available

Mobile Indoor Voice/data EE Likely/Likely Three Limited/Limited O2 Likely/Limited Vodafone Limited/Limited

Mobile Outdoor Voice/data EE Likely/Likely Three Likely/Likely O2 Likely/Likely Vodafone Likely/Likely

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PHOTOS





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